	Planning and Zoning Commission	AGENDA # _____
	STAFF REPORT	

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Joe Horn, City Planner

MEETING DATE: June 4, 2015

REQUEST

Request by David Schlagel on behalf of Joseph and Angelina Girardi, for the following land use approvals on A.P.N. 503-46-007A and 503-46-007B (Planner Joseph Horn)

- 1. DSA-15-00047: Zone Change for parcels 503-46-007A and 503-46-007B** to change the zoning from UR (Urban Ranch) to I-1 (Garden and Light Industrial).

APPLICANT/OWNER

David Schlagel
1919 N Trekell
Casa Grande, AZ 85122
P: 520-280-9049
Email: davids@cbrox.com

Joseph and Angelina Girardi
1995 Rev Trust
P.O. Box 773
Avila Beach CA 93424
P: 805-595-9796
Email: imjaintnick@aol.com

HISTORY

August 3, 1987 The site was officially annexed into the city limits of Casa Grande, Ordinance 558.115. Zoned UR (Urban Ranch)

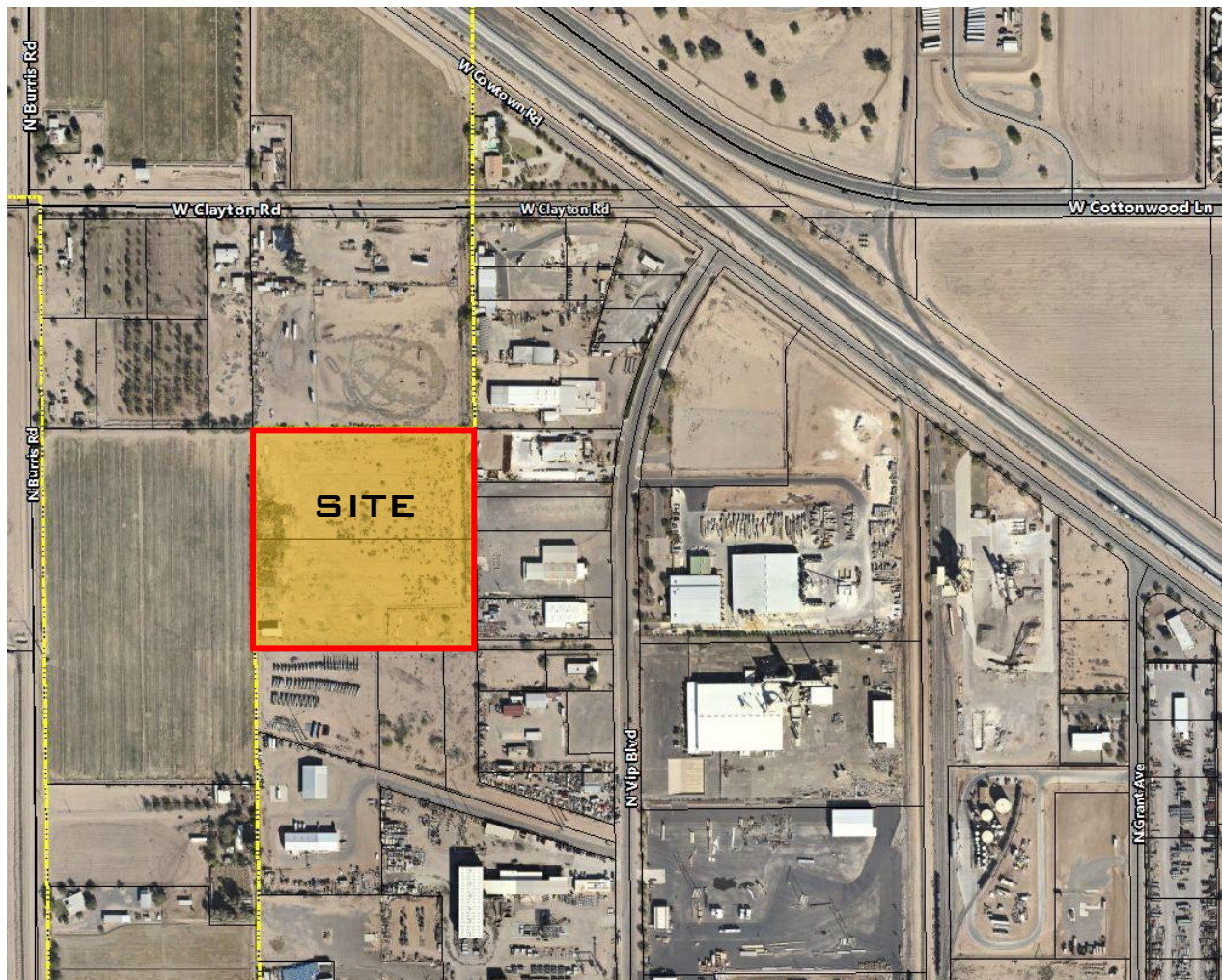
PROJECT DESCRIPTION

Site Area	10 acres
Zoning	UR (Urban Ranch)
General Plan Designation	Manufacturing/Industry

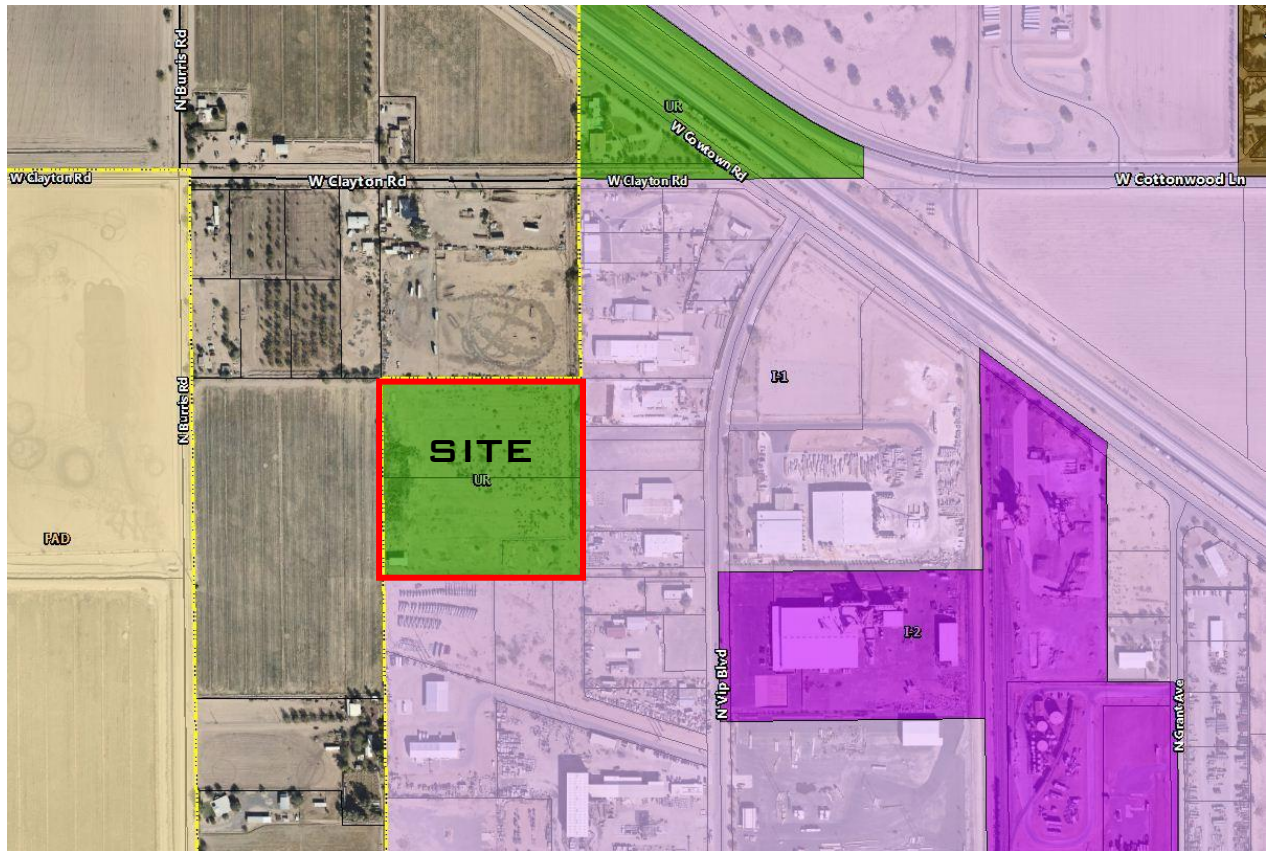
Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Manufacturing/ Industry</i>	GR (General Rural) Pinal County	Agriculture
South	<i>Manufacturing/ Industry</i>	I-1 (Garden & Light Industrial)	Commercial, Vacant Land
East	<i>Manufacturing/ Industry</i>	I-1 (Garden & Light Industrial)	Commercial, Industrial, Vacant Land
West	<i>Neighborhoods</i>	GR (General Rural) Pinal County	Vacant land

VICINITY MAP



ZONING MAP



Overview

The property owner is requesting a Zone Change for 10 acres located west of N. VIP Blvd and south of W. Clayton Rd. (APN 503-46-007A and 503-46-007B) from UR (Urban Ranch) to Garden and Light Industrial (I-1).

CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:

That the proposed use shall be in conformance with the General Plan;

The requested Zone Change is in conformance with the General Plan 2020. The property is within the City's Manufacturing/Industry General Plan Land Use Designation and allows for I-1 zoning.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on April 26, 2015.
- A notice was mailed on April 22, 2015 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on April 21, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Zone Change request (DSA-15-00047) for Joseph and Angelina Girardi with the following conditions.